

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 6, 2013

COMMISSIONERS PRESENT

Fredrick Lighty
Ernest Gingrich
Roy Newsome
Dennis Guise
Douglas Grove
Robin Lindsey

ALSO PRESENT

Dianne Moran, Planning & Zoning Officer
Steve Fleming, Township Engineer, HRG Inc.
Tim Smith, Dauphin County Planning Commission

CALL TO ORDER

Mr. Lighty asked Mr. Gingrich to take over the meeting, because he is sick and has no voice. Mr. Gingrich called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm, on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Gingrich led the recitation of the Pledge.

APPROVAL OF MINUTES

Mr. Grove made a motion to approve the minutes of both the regular meeting and reorganization meeting of January 9, 2013. Ms. Lindsey seconded the motion and the minutes were approved with a unanimous vote.

OLD BUSINESS

Final Subdivision Plan #12-24
Kendale Oaks, Phase IV

Ms. Moran stated that Kendale Oaks Phase Four is the last phase of the approved Preliminary Subdivision Plan of Kendale Oaks. Phase Four proposes to develop approximately 31.4993 acres of land into forty-two building lots and three non-buildable lots. The tract is zoned R-1, Low Density Residential District and will be served by public sewer and public water.

The Planning Commission tabled action on this plan at its December 2012 meeting, to allow the applicant time to further address the review comments.

The Preliminary Plan was approved with the following waivers: waiver of the minimum intersection separation distance requirement; waiver of the curb, sidewalk and widening requirements;

waiver of the maximum allowable cul-de-sac length and maximum number of dwellings served requirement; waiver of curb design standards (to allow slant curb); and waiver of the street width requirements (to allow a width of 30 feet).

Additional waivers were requested with the Final Plan: waiver of the interior planting island within the Beaver Spring Road cul-de-sac; waiver of the minimum intersection sight distance requirements for seven proposed driveways and the western leg of the Kendale Drive/Conway Road intersection.

Ms. Moran introduced Jeffrey Staub of Dauphin Engineering Company, representing the developer of the plan.

Mr. Staub explained that this phase includes the cul-de-sac of Beaver Spring Road and a small connector, Kendale Drive that will allow traffic to access Conway Road. Since this is the last phase, there will be a realignment of the sharp curve in Conway Road.

Mr. Staub stated he received comments for this plan in December, which mostly were generated as a result of the new SALDO. The plan was tabled to allow the comments to be addressed, and the revised plan was submitted. The second set of comments was reviewed and Mr. Staub stated he can address them or work them out with Mr. Fleming.

Mr. Newsome questioned the walking trail easement along Nyes Run. He noted that the Greenway Committee is actively working on this trail, so it is good that the note is on the plan. He would like the trail location to be identified on a plan. Most of the trail will be in the floodplain and there may be some crossings over the creek. The idea is to stay out of the floodplain as much as possible and it may be the right time to adjust the lot lines of Lots 151 and 152 to accommodate the width of the trail. Mr. Staub will relay the information to the developer Mr. Stoltzfus. Mr. Newsome note that if the adjustment was made, the trail could be out of the flood plain and also off of private property. Mr. Staub stated it may be easier to cross private property.

Mr. Newsome noted that the topography is difficult in this area, and there are many double facing lots, which is not good practice, but in this case it is unavoidable. Mr. Staub noted that this idea was addressed with a berm and substantial plantings along the other side of Conway Road to screen the rear of the homes from Conway Road.

Mr. Tim Smith, Dauphin County Planning Commission, did not have any additional comments. There were also no additional comments from Steve Fleming, HRG.

There were no comments offered from the audience.

Mr. Guise made a motion to recommend approval of the plan, and approval of the waiver requests, subject to compliance with the comments generated by Staff, County and Engineer, and further recommended the easement for the walking trail be adequately provided for. Mr. Newsome seconded the motion, and a unanimous vote followed.

NEW BUSINESS

Preliminary/Final Land Development Plan #13-02
for Union Deposit Properties
4200 Union Deposit Road

Ms. Moran stated that this plan proposes the construction of a medical office building at 4200 Union Deposit Road. The existing restaurant, formerly the Evergreen and the Bonanza, will be demolished and a new 7,520 square foot office building is proposed. The property is zoned CGT, Commercial General, consists of 2.61 acres and is located east of Interstate 83. The property is served by public sewer and public water.

The applicant has requested a waiver of the requirement to provide all existing and manmade structures to within 100 feet of the property and a waiver of the requirement to provide sight distances.

Ms. Moran noted that this plan will require variances from the Zoning Hearing Board regarding street trees and front yard setbacks. Any approval should be conditioned upon approval of the variance requests. A hearing is scheduled February 28, 2013.

Mr. Evans, Evans Engineering, and Paul Williams and Drew Williams of AP Williams, were present on behalf of the plan, and its developer, Union Deposit Properties.

Mr. Evans stated that the project reduces the overall footprint and impervious coverage. While making improvements to the site, any excess impervious area is being removed. Traffic flow is being improved within the site as well.

Mr. Evans stated he has reviewed the comments and has no issues with them and will address them prior to resubmission.

Mr. Guise asked about if the building will be sprinklered. Mr. Evans answered no, because it is under the requirement threshold. The height of the building is 18 feet.

Mr. Newsome noted that a vehicle on Union Deposit Road traveling east is able to turn right into the site, and he asked how traffic will be kept from entering the site from that side. Mr. Evans stated that is actually the intended flow of traffic. All three lots are on a common lot and the intended access for all three is at this point, which is an HOP approved permitted access drive. Mr. Newsome stated that you could also drive through to Old Union Deposit Road. Mr. Evans agreed. Mr. Newsome and Mr. Evans discussed several ways to move traffic. Ms. Lindsey noted that the driveway to the bank is barricaded. A representative of the bank told her that there have been fewer accidents with the barricade in place. Mr. Newsome noted that there are traffic problems within the area of the hotel to the interstate.

There were no comments offered from the audience.

Mr. Fleming stated that access was a concern from the beginning. The hospital is north of this property, and the township and hospital have been working on a traffic plan for the area and how to

efficiently get traffic to the hospital. There may be long term solutions with this, and the I-83 project. There are plans for substantial changes to the interstate interchange which will affect this lot. Rather than make any drastic changes with this medical office building project, it is recommended that the developer just be aware that there are long term changes being worked on.

Mr. Guise made a motion to recommend approval of the plan, and approval of the 2 waivers, subject to satisfaction of the comments. The recommendation is also conditioned upon approval of the zoning variances. Mr. Grove seconded the motion and a unanimous vote followed.

Revised Final Subdivision Plan #13-04
Autumn Oaks, Phase Two

The McNaughton Company has submitted a revised plan for Phase Two of the Autumn Oaks plan. Phase Two will consist of 66 units and one residual tract. Phase Two contains 24 single family detached dwellings and 42 townhomes.

The Board of Supervisors granted approval of the Preliminary Subdivision Plan for Autumn Oaks on August 5, 2008. There were 13 waivers approved with the preliminary plan.

This plan was previously submitted and conditionally approved with 48 units (24 single family dwellings and 24 duplexes). The current proposal is 66 total units, which is two fewer than the maximum permitted density approved with the Preliminary Plan.

Joel McNaughton, McNaughton Company, was present on behalf of the plan.

Mr. McNaughton explained that the market has changed since the approval granted in late 2010. One change that has taken place in Autumn Oaks is many townhome units were converted to single family detached units. That has reduced the overall density and eliminated many townhomes. The change proposed with Phase Two will bring the density back up and make up for the lost townhome units.

Mr. McNaughton stated he has received the comments and will address them. He also noted that in the other phase, there are 68 units, 50 are built and occupied and 8 of the 50 are duplexes. There are 8 duplexes scheduled to be built. They do all have garages.

Mr. Gingrich asked about the stormwater management comments from the Township Engineer. Mr. McNaughton answered that they will address those comments but the changes will not affect the overall stormwater management for the site. Mr. Fleming agreed, and did not foresee any issues.

Mr. Newsome commented that the Greenway Committee is very pleased with the cooperation between the developer and Township. The trail is marked on the plans, about half of it is built, and the trail will continue with this phase.

Mr. Tim Smith, Dauphin County Planning Commission, did not have any additional comments. There were also no additional comments from Steve Fleming, HRG.

Mr. Gingrich called for comments from the audience.

Mr. Ken Parmer, 4292 South Carolina Drive, commented that the technology is outdated. He was able to use Google Earth and see a lot of the development, but the maps showing now do not show anything. He also asked if the plan is available to show electronically.

Mr. Newsome noted that even if the plans are not available to be shown on a screen, some developers bring plans on a presentation board to set on an easel.

Mr. Newsome make a motion to recommend approval of the plan, and approval of the waiver requests, subject to compliance with the comments generated by Staff, County and Engineer. Mr. Grove seconded the motion, and a unanimous vote followed.

PUBLIC COMMENT

Mr. Gingrich asked for comments from the audience on anything not on the agenda. There were none offered.

COMMISSIONER COMMENT

Mr. Gingrich asked for comments from the Planning Commission members.

Ms. Lindsey asked Ms. Moran if the IT Manager can bring the maps up to date. She noted that it is embarrassing when audience members have better technology. Mr. Newsome suggested FEMA has recently updated their aerial maps, and suggested we check with Sam Robbins for availability. Mr. Guise suggested plan submissions could include an electronic version so it could be displayed for the public.

ADJOURNMENT

The next regular Planning Commission meeting is scheduled for Wednesday, March 6, 2013, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 8:02 pm with a unanimous vote.

Respectfully Submitted,



Michelle Hiner
Recording Secretary